

**GOVERNMENT OF ANDHRA PRADESH
A B S T R A C T**

Municipal Administration and Urban Development Department –
Rajahmundry Municipal Corporation – Change of land use from Industrial use
to Residential use in R.S.No.362/2 at Mormpudi Road, Near D.No.89-2-1,
Rajahmundry, to an extent of 1767.61 Sq. Mtrs. – Draft Variation
Confirmation – Orders - Issued

MUNICIPAL ADMINISTRATION & URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.MS.No. 216

**Dated:10.11.2014
Read the following:-**

1. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad Lr.Roc.No.8585/2011/R, Dated:21.04.2012.
2. Government Memo.No.10368/H1/2012-1, MA&UD (H1) Department, Dated:11.05.2012.
3. From the Commissioner of Industries Letter.No.29/1/2012/8913, Dated:18.01.2013.
4. Government Memo.No.11411/I2/2012, MA&UD (I2) Department, Dated:30.06.2012.
5. Government Memo.No.10368/H1/2012-1, MA&UD (H1) Department, Dated:20.04.2013.
6. From the Director of Town & Country Planning, Andhra Pradesh, Hyderabad, Lr.Rc.No. 8585/2011/R1, Dated:04.07.2014.
7. Government Memo.No.10368/H1/2012, MA&UD (H1) Department, Dated:10.07.2014.
8. A.P. Gazette No.293, Part-I, Dated:02.05.2013.
9. From the Director of Town and Country Planning, Andhra Pradesh, Hyderabad, Letter Rc.No.8585/2011/R1, Dated:04.10.2014.

ORDER:

The draft variation to the land envisaged in Rajahmundry General Town Planning Scheme, issued in reference 5th read above, was published in Extraordinary Gazette No.293, Part-I, Dated:02.05.2013. The Director of Town & Country Planning, Hyderabad in the reference 6th read above has informed that, the applicant has paid development/ conversion charges. The Director of Town and Country Planning, further vide reference 9th cited, has informed that, the Commissioner, Rajahmundry Municipal Corporation, Rajahmundry has published the draft variation notification in two daily English & Telugu news papers. On publication of notification, no suggestions/objections received from the public within stipulated time. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT**

To
Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.
The Director of Town and Country Planning, Hyderabad.
The Regional Deputy Director of Town Planning, Rajahmundry.
The Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.

(P.T.O.)

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Copy to:

The individual through the Commissioner, Rajahmundry Municipal Corporation, Rajahmundry.
The District Collector, East Godavari District.
SC/SF.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Rajahmundry General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.465 MA., dated 28.10.1975 is proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) thereof.

VARIATION

The site in R.S.No.362/2, Near D.No.89-2-1, Morampudi Road, to an extent of 1767.61 Sq. Mtrs of Rajahmundry Town, the boundaries which are as shown in the schedule below and which is earmarked for Industrial use in the General Town Planning Scheme (Master Plan) of Rajahmundry sanctioned in G.O.Ms.No.465, MA dated:28.10.1975 is now designated as Residential use by variation of change of land use based on the Council Resolution No.23/502/2011, dated 06.07.2011 and as the site is surrounded by Pidimigoyya Panchayat limits on East and South sides and developed with Function Hall, Petrol Bunk and College of Nursing on Southern side, as marked as "A,B,C,D,E,F" as shown in the revised part proposed land use map C.No.8585/2011/R which is available in Municipal Office, Rajahmundry Municipality, **subjected to following conditions:**

1. The applicant shall pay development/ conversion charges as per G.O.Ms.No.158, dt. 22.03.1996.
2. The applicant shall hand over the land affected in East and South Master Plan roads shall be handed over to Municipal Corporation at free of cost through Register Gift deed.
3. The applicant shall provide 9.0 mtrs buffer towards Northern and Western sides.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The applicant shall obtain necessary permission from competent authority before development of site under reference.
7. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
8. The change of land use shall not be used as the proof of any title of the land.

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9. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	: Open site
East	: Existing 10.05 mtrs road to be widened to 80'-0" (24.0 Mtrs) as per Master Plan and others land.
South	: Existing 15.69 to 17.0 mtrs road to be widened to 80'-0" (24.0 mtrs) as per Master plan.
West	: Open site.

Dr. D. SAMBASIVA RAO
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER